

DELEGATED HOUSEHOLDER APPLICATION REPORT

Application No: 211793

Address: 2 Bramblings, Caversham, Reading RG4 7XB

Applicant: Mr Graham Lightfoot

Proposal: Ground floor extension, conversion of garage and construction of an attached garage and repitching of roofs.

Target date: 7/1/2022 (extended)

Case officer: Marcelina Rejwerska

1. Site Description and Surrounding Area:

The proposal site is a detached two-storey dwelling on Bramblings in Caversham. There is a standalone garage on the side of the property, a paved driveway and rear garden. Bramblings is a residential road, characterised by detached properties with attached garages. The property is not listed nor in a conservation area.

2. Proposal:

Planning permission is sought for a ground floor side extension to connect the existing garage and the main dwelling, and an extension of the existing garage to the side to create space internally for habitable space while maintaining a double garage. The proposal will require repitching of the garage roof.

- The proposal will connect the existing garage to the main dwelling to create additional habitable space. The extension will infill the existing 0.91m gap between the garage and main dwelling. Set back 3.39m from the front elevation, the proposed extension will measure 2.85m in width, projecting 2.02m in front of the garage. There will be two new windows at the front and the side. At the rear of the property, the infill extension will align with the depth of the existing garage, with the addition of a new window.
- The extension between the main dwelling and the garage will measure 2.85 in width, infilling the existing 0.91m gap between the garage and main dwelling
- The proposal will extend the existing garage 2.71m to the side to allow for retention of the two garage spaces. This will require repitching of the roof.
- The materials throughout will match the existing.

Plans Considered:

Drawing 1185.01 - Proposed Elevations

Drawing 1185.02 - Proposed and Existing Floor Plans, Existing Elevations, Location and Block Plan

Received 3/11/2021.

3. Relevant Planning History:

None.

4. Consultation Responses:

Internal Consultees

Transport - The property currently benefits from double garage and a driveway to the front. The proposal would convert part of the existing double garage into living accommodate and re-provide the lost garage space in a newly constructed attached garage.

Given that the property benefits from an existing driveway and the construction of an attached garage will retain 2 garage parking spaces, there are no transport objections to this application.

External Consultation

The following addresses were formally consulted via letter on 10/11/2021:

1, 3 Bramblings

1, 3, 5 Hunters Chase

No responses received.

In addition, a site notice was displayed on site by the applicant.

5. Discussions with applicant/agent

Officer requested amendment to reduce the size and scale of the side extension. The applicant requested the determination to be made on the application as submitted.

6. Equality Act 2010:

In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. However, there is no indication or evidence (including from consultation on the application) that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application. Therefore in terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

7. Relevant Planning Policy and Guidance

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy framework (NPPF) - among them the 'presumption in favour of sustainable development'.

The following local and national planning policy and guidance is relevant to this application:

National Policy

National Planning Policy Framework

National Planning Policy Guidance

Reading Borough Local Plan (2019)

CC8 Safeguarding Amenity

CC7 Design and the Public Realm

H9 House Extensions and Ancillary Accommodation

H10 Private and Communal Outdoor Space

EN12 Biodiversity

Design Guide to House Extensions Supplementary Planning Document (2021)

8. Appraisal

Design and Character

The proposal is considered overbearing in terms of size and scale. The existing detached double garage is already a large structure. To extend this would result in a structure that is visually dominant and disproportionately large for its setting in relation to the host dwelling and the wider streetscene. This would be contrary to Policy H9 which requires In accordance with policy H9 which requires extensions to *“Respect the character and appearance of the house in terms of scale, location, materials and design”*

The proposal would be visually dominant due to its overbearing size and scale and therefore out of character with other properties on Bramblings, which have considerably smaller garages which respect the scale of the house with which they are associated with a reasonable degree of subservience and do not compete visually. The proposed garage extension would be in marked contrast to this existing character. *This is contrary to Policy H9 which requires extensions to “Respect the character and pattern of neighbouring properties and appearance of the street as a whole in terms of scale, location, materials and design, the arrangement of doors, windows and other principal architectural features and any important existing building line.”*

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Safeguarding Amenity

This proposal has also been assessed against Reading Borough Local Plan policy CC8: Safeguarding Amenity, which states that proposals are acceptable where they will not cause a detrimental impact on the living environment of existing residential properties with regard to:

- Privacy and overlooking
 - New windows will not create any new views.
- Access to sunlight and daylight
 - No identified risk of overshadowing.
- Visual dominance and overbearing effects of a development
- Harm to outlook
 - Proposal considered visually dominant due to overbearing size, therefore harmful to outlook of the wider street scene.

The proposals are not considered harmful to neighbouring amenity.

Private and Communal Outdoor Space

It is considered that this proposal will not represent an unacceptable loss in private outdoor space in accordance with Policy H10.

Ecology

The proposal is unlikely to have a significant impact on biodiversity within rear garden. In accordance with Policy EN12.

9. Conclusion

The proposed works would result in a garage extension which is excessive in terms of its size and overly prominent due to clear views of the garage from the street. This arrangement would harm the character of the existing house and the appearance of the street scene, contrary to policies H9 and CC7. It is therefore recommended that this proposed development is refused planning permission.

RECOMMENDATION:

Refuse Planning Permission for the following reason:

1. The proposed garage extension, by reason of its excessive scale and prominent siting, would appear obtrusive within the street scene and would fail to respect the character of the existing house and the appearance of the street as a whole. As such the proposal is contrary to Policies CC7 and H9 of Reading Borough Local Plan (2019).

Informatives

1. The Local Planning Authority has worked positively and proactively with the applicant to see if relevant concerns could be resolved to allow permission to be granted. However, that has not been possible within the prescribed target or agreed extended timescale and therefore the decision to refuse planning permission has been taken.

2. This decision relates to the following submitted drawings:

Drawing 1185.01 - Proposed Elevations

Drawing 1185.02 - Proposed and Existing Floor Plans, Existing Elevations, Location and Block Plan

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